Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Harvard

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	5	**1**	- 80.0%	41	**39**	- 4.9%
Closed Sales	2	**3**	+ 50.0%	39	**40**	+ 2.6%
Median Sales Price*	$1,049,000	**$640,000**	- 39.0%	$1,000,000	**$997,500**	- 0.2%
Inventory of Homes for Sale	11	**19**	+ 72.7%	--	--	--
Months Supply of Inventory	2.5	**5.2**	+ 108.0%	--	--	--
Cumulative Days on Market Until Sale	35	**29**	- 17.1%	31	**42**	+ 35.5%
Percent of Original List Price Received*	100.1%	**100.8%**	+ 0.7%	99.8%	**98.7%**	- 1.1%
New Listings	5	**8**	+ 60.0%	55	**64**	+ 16.4%

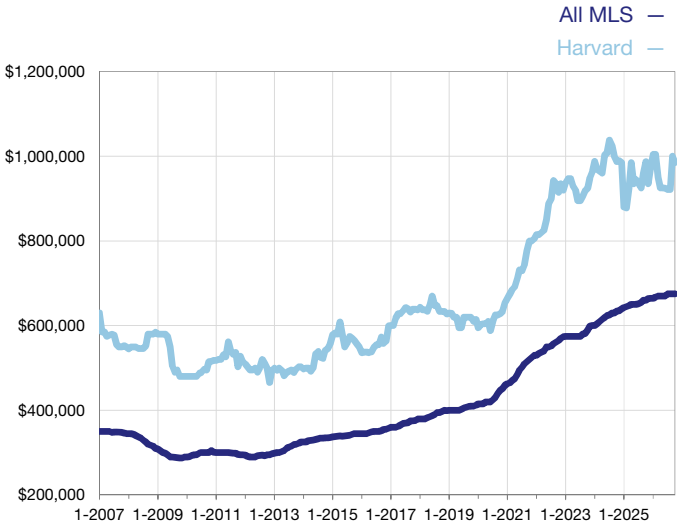
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

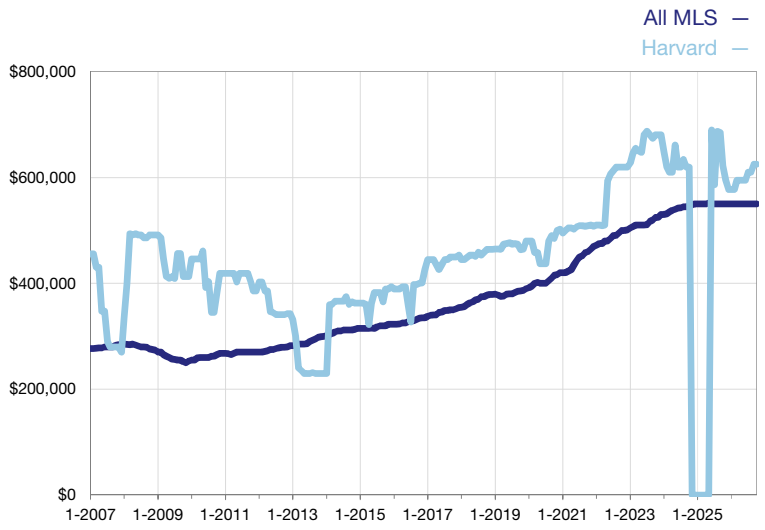
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	3	**0**	- 100.0%	15	**8**	- 46.7%
Closed Sales	1	**1**	0.0%	12	**8**	- 33.3%
Median Sales Price*	$435,000	**$600,000**	+ 37.9%	$622,500	**$655,000**	+ 5.2%
Inventory of Homes for Sale	6	**6**	0.0%	--	--	--
Months Supply of Inventory	2.4	**3.8**	+ 58.3%	--	--	--
Cumulative Days on Market Until Sale	6	**166**	+ 2,666.7%	34	**185**	+ 444.1%
Percent of Original List Price Received*	100.0%	**96.8%**	- 3.2%	99.0%	**95.7%**	- 3.3%
New Listings	0	**3**	--	21	**16**	- 23.8%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties
Rolling 12-Month Calculation



MASSACHUSETTS ASSOCIATION OF REALTORS®

All data from the Berkshire County MLS, Cape Cod & Islands Association of REALTORS®, Inc. and MLS Property Information Network, Inc. | Provided by MAR. | Copyright ShowingTime Plus, LLC.